MILCON TRANSFORMATION STRATEGY

Decision Briefing for GEN Cody
Vice Chief of Staff, Army

25 April 2005

Faster, Better and Cheaper

- Change in criteria and processes
  - From prescriptive requirements to performance based criteria
  - Plan, acquire and execute like private sector
- Standardization
  - Standard functional and technical criteria; HQDA decision to grant waiver
  - Adaptable, reusable, reconfigurable designs for Brigade Combat Team (BCT (UA)
- Strategy for near-term surge requirements
  - Standardized BCT (UA) templates
  - Design-build acquisition process for BCT (UA) program execution

Change in Criteria and Processes

- Prescriptive requirements limit contractor innovation to provide alternative solutions
- With more performance based criteria:
  - Facility service life of 25 to 30 years versus 50
  - Contractor builds on post as if he were building off post
  - Material is commercially available that meets requirements
  - Method – no learning curve in constructing the Army way…. Faster completion
  - More potential constructors … Better competition … No contractor excluded … Will create opportunities for small business
- With these changes, we will see…….

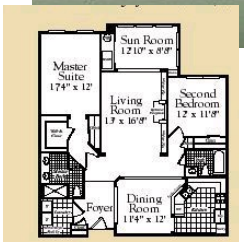
Cost and Time Savings…

MILCON Barracks (1+1)

$168/SF, Scope: 99,500 SF
(OSD Unit Cost)

Private Industry Apartment

$99/SF, Scope: 21,000 SF
(2005 MEANS)



Installation

- Function: House Soldiers
- Construction Type: Type I or II non-combustible
- Occupancy Type: Residential
- Operations: Accommodate Sleeping/Bathing, Accommodate Relaxation/Cooking, Accommodate Privacy, Gather People, Facilitate Circulation

Industry

- Function: House People
- Construction Type: All Types
- Occupancy Type: Residential
- Operations: Accommodate Sleeping/Bathing, Accommodate Relaxation/Cooking, Accommodate Privacy, Gather People, Facilitate Circulation

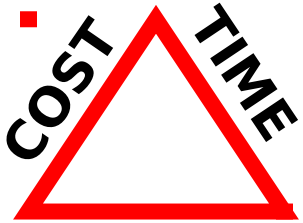
Projected cost savings 15-20%
Projected time savings 20-30%

Hampton Inn?

Case Study

FY 00/01 Ft Army

FY00/01 Ft Meade



- **Cut construction time by 55%** (Start dates approx. same)
- Occupancy appropriate materials & methods (Residential)
- Cost Decreased **($15.7M – 33%)**

Cost and Time Savings…

Dining Facility

$228-270/SF, Scope: 21,500-33,650 SF

College Cafeteria

$154/SF, Scope: 15,000 SF

(2005 MEANS)

Installation

- Function: Feed People
- Construction Type: Type I or II non-combustible
- Occupancy Type: Assembly
- Operations: Feed People, Prepare and Serve Food, Accommodate Seating and Dining, Accommodate Studying, Gather People, Facilitate Circulation

Industry

- Function: Feed People
- Construction Type: All Types
- Occupancy Type: Assembly
- Operations: Feed People, Prepare and Serve Food, Accommodate Seating and Dining, Accommodate Studying, Gather People, Facilitate Circulation

Projected cost savings 15-20%

Projected time savings 15-25%

Cost and Time Savings…

Tactical Equip Maint Facilities

$159-170/SF, Scope: 25-30,000

Heavy Equip Maint Facilities

$133/SF, Scope: 20,000 SF

(2005 MEANS)

Installation

- Function: Maintain and Repair Vehicles
- Construction Type: Type I or II non-combustible
- Occupancy Type: Hazardous/Moderate to High
- Operations: Maintain and Repair Vehicles, Organize Equipment and Tools, Store Parts, Administer Operations

Industry

- Function: Maintain and Repair Vehicles
- Construction Type: All Types
- Occupancy Type: Hazardous/Moderate to High
- Operations: Maintain and Repair Vehicles, Organize Equipment and Tools, Store Parts, Administer Operations

Projected cost savings 5-10%
Projected time savings 5-15%

Standardization

- Approved thru Army Facilities Standardization Program
  - Army Facilities Standardization Committee (AFSC)
    - Senior Army leadership: ACSIM, Dir IMA and Dir Military Programs
  - Mandatory approved facility standards
- Industry standard functional and technical criteria
- Adaptable standard designs for Tier 1 (mission) and Tier 2 (community support) facilities
  - Tier 1: Barracks, Company Ops Facilities, BCT (UA) / BN HQs, Tactical Equipment Maintenance Facilities, Dining Facilities
  - Tier 2: Physical Fitness Facilities, Chapels, **Child Development Centers**

The New Strategy Means

- Quality facilities delivered in less time at lower costs
- Faster project execution provides permanent MILCON and eliminates temporary facility solutions
- Quality of facilities equal to or better than existing
- Adaptable facilities for the long term
- Will implement with BCT (UA) at Fort Bliss in FY06

Summary

MILCON Transformation means:

- Faster – 15-25%
- Equal or better facilities
- Cheaper – 15-20% across the POM ($1.6-2.2B)